



General Residential Zone (GRZ)

What are the key issues we need to think about?

We need to ensure the district has well-functioning urban residential environments with sufficient land, in a diversity of localities, that enable the residential needs of the district's present and future urban populations to be met while recognising constraints imposed by the natural and physical environment.

What are we suggesting in the Draft District Plan?

The General Residential Zone applies to the majority of the residential area of Ōamaru, as well as the towns of Weston, Palmerston, Kurow, Otematata, Ōmārama and Lake Ōhau. In accordance with the Ōamaru, Weston and Kakanui Spatial Plan, the draft District Plan also zones much of Kakanui as General Residential.

The General Residential Zone provides for residential areas with ample private open space and minimal adverse effects on existing and future residents amenity. Permitted activities other than residential activity include home business, boarding houses, supported residential care and residential visitor accommodation. Other activities that are at a scale and generate a range of effects that is consistent with residential character are also permitted (small scale educational facilities, medical and health facilities and papakāika).

You can view the full draft chapter and maps of the draft General Residential zone on our website.

When Council consulted on a Discussion Document for the District Plan review, there was strong feedback from Ōhau residents seeking Design Guidelines for the village. These design guidelines are yet to be developed.



What does it mean for me?

Any lawfully established existing businesses or activities have what is referred to as 'existing use rights' and could continue to operate unchanged.

If your property is in the General Residential zone, typical residential activities are provided for (residential units and accessory buildings, i.e., garages) and are able to be carried out in the zone without a resource consent if they comply with certain standards for density, height, building coverage, setbacks from boundaries, minimum permeable surfaces, outdoor living space and front fencing. One minor residential unit would also be permitted per site (subject to some criteria).

Key changes from the current rules

The General Residential zone replaces most of the Residential Zone in the Operative District Plan. As signalled in the Ōamaru, Weston and Kakanui Spatial Plan, the current Township Zone at Kakanui is suggested to become General Residential. The Residential 1 Zone at Blue Stone Drive and Saleyards Road between Ōamaru and Weston would become General Residential Zone.

Most of the current rules and standards are being rolled over into the Draft District Plan, however some differences are:

- The criteria for Minor Residential Units would be relaxed, enabling one per site with a maximum floor area set.
- Educational facilities and medical and health facilities are suggested to be permitted, with limits on building floor areas and hours of operation.

- Papakāika would be provided for on land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve and subject to limits on floor area of a building. Outside these locations, papakāika would require a resource consent.
- Multi-unit developments would require a resource consent, with a focus on good design.
- The use of a building would be separated out from the construction of a building, and be treated separately in the rules.
- New standards suggested for buildings / development in the General Residential Zone include:
 - » a minimum permeable surface area (25%) to help reduce stormwater effects generated by new developments (to see more on this check out the Stormwater chapter summary).
 - » Road boundary fencing design controls – focused on retaining some visibility from the property onto the street (this provides more ‘eyes’ on the street and helps make our communities safer)
 - » A requirement for the layout and design of the floorplan of a residential unit to follow design principles for safe streets.
- New controls on residential activity in high noise environments (when next to commercial zones, the main trunk rail line or state highways) and in potential wildfire risk areas. See the chapters/summaries for Noise and Natural Hazards for more information.

Find out more

You can view the full draft chapter on our website

visit www.waitaki.govt.nz/district-plan-review

or scan for more info



More questions?

If you have any further questions that aren't covered in this document, or on our website, you can email the Planning Team at planreview@waitaki.govt.nz or call the District Plan Review hotline on 03 433 1661 and leave a message.

Summary of the rules being considered

Permitted Activities that would not require a resource consent:

- Residential activity
- Residential units
- Accessory buildings (i.e., stand-alone garages)
- Minor residential units that meet certain criteria
- Boarding houses, with up to 6 boarders
- Supported residential care, with up to 9 residents
- Home businesses (limits on size, employee numbers, and hours are continued and a new limit on vehicle movements is suggested)
- Residential visitor accommodation with up to 5 guests (i.e., B&B's)
- Educational facilities that comply with limits on building floor size and hours of operation
- Medical and health facilities that comply with limits on building floor size and hours of operation
- Building activity (erection of new buildings and external alterations or additions to existing buildings) subject to various standards (height, setback from boundaries etc.)

Activities that would require a resource consent:

- Any of the permitted activities that exceed the relevant limits/standards.
- Multi unit developments.
- Retirement villages
- Community facilities
- Industrial activity
- Commercial activity
- Vehicle or boat repair services
- Hospitals
- Rural industry
- Primary production
- Intensive indoor primary production
- Large format retailing